

IN RE: * BEFORE THE
E & S SIDES OF INTERNATIONAL * DEPUTY ZONING COMMISSIONER
CIRCLE AND W OF MCCORMICK ROAD * OF BALTIMORE COUNTY
"BONNIE BLINK" * Case No.: 92-38-SPHXA
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
THE GRAND LODGE OF ANCIENT, FREE, *
AND ACCEPTED MASONS OF MARYLAND, *
USA, *

Petitioner. *

FINDINGS OF FACT AND CONCLUSIONS OF LAW AND ORDER

The Petitioner, The Grand Lodge of Ancient, Free, and Accepted Masons of Maryland, USA, filed petitions seeking:

Special Hearings: (1) To amend plan and order in zoning case 81-76X, 85-90SPH and 86-367SPH to conform them to new site plan and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational or educational uses; and, (2) Approve a modified parking plan in accordance with Section 409.12B to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility;

Special exceptions seeking: (1) To modify and alter the boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90SPH and Zoning Case 86-367SPH and to consolidate and encompass all activities as a continuing care facility in a DR zone as authorized by Section 1.B01.1C.21,

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including, but not limited to, as accessory uses, pursuant to Section 432.1.B, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship; (2) To authorize on part of the site as a principal use a community building devoted to civic, social, recreational uses, as provided for in Section 1.B01.1C6, which serves also as an accessory use as an activity center for a continuing care facility; and (3) To enable maximum elevation widths of 720 feet, 720 feet and 500 feet respectively in lieu of the 300 foot maximum set forth in Section 1B01.2B.2.

Variances from: (1) CMDP V.B.2. pursuant to Section 504.2 to enable the Health Care Building to be attached to the proposed activities center with a 0 foot setback to the special exception line in lieu of the required principal building side yard of 20 feet; (2) CMDP V.B.2. pursuant to Section 504.2 to enable the proposed activities center to be attached to an office component of the continuing care facility in lieu of the required principal building side yard to 20 feet to the special exception line; (3) CMDP V.B.2. pursuant to Section 504.2 and 301.2 to enable an open porch to project within 3 feet of the front yard/special exception line in lieu of the required 18.75 feet; (4) Section 400.1 to enable existing accessory buildings and structures, inclusive of a gatehouse, living quarters, barns, sheds, shelters, gazebos, and shuffle board as shown on the site plan to be in the front or side

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yard, and Section 400.3 to enable certain existing structures to exceed 15 feet in height; and (5) Section 1B02.2A to enable a 64 feet maximum building height to the top of the proposed activities center building roof in lieu of the permitted 50 feet.

The Petitioner was represented by Stuart D. Kaplow, Esquire. Also appearing in support of the petition were Harry Shipp, member and past-chairman of the Building Committee for the Grand Lodge and George E. Gavrelis, a professional planner and Vice President of Daft-McCune-Walker, Inc. There were no protestants.

Testimony indicated that the elderly housing facility known as the Maryland Masonic Homes at Bonnie Blink was owned and operated by The Grand Lodge of Ancient, Free and Accepted Masons of Maryland, USA. The relief requested in the several petitions is not to permit an increase in dwellings at the existing continuing care facilities, but rather, to permit construction of a proposed accessory activities center. It was explained that the principal use, community building special exception was necessary to authorize certain Grand Lodge activities serving members who are not residents of the continuing care facility.

The Petitioner presented a plat entitled "Plan and Plat to Accompany Zoning Petition 92-38SPHXA Bonnie Blink", dated July 24, 1991, which was marked as Petitioner's Exhibit 1. The Petitioner noted, however, that the site plan, footprint and plan for the property were subject to modification as the project progressed through the County Review Group process. The Petitioner was advised that copies of revisions to the site plan and the

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development plans were to be filed with the Zoning Office for inclusion within the zoning file in this case after the plans had been approved by the CRG.

The Petitioner described the nature of the intended use of the existing continuing care facility including, the use of the proposed activity center with its banquet hall/activity center and lodge room/auditorium.

The zoning history of the property was described including, the orders in the Zoning Case Nos. 81-76X, 85-90SPHA, and 86-367SPHA. Further, the modified parking plan and the desire of the Petitioner to enable the total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility were described.

Mr. Gavrelis reviewed the provisions of Section 502.1 of the B.C.Z.R. and concluded that the proposed uses were within the prescribed standards and requirements as set forth for a special exception. The proposed project would be conducted without detriment to the neighborhood and would not adversely effect the public interest. The proposed uses were not at any adverse impact above and beyond those inherently associated with a special exception use, irrespective of that use's location within the zone. He specifically noted that the three special exceptions requested would not be detrimental to the health, safety, or general welfare of the community.

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Expert testimony was presented as to the nature of the relief requested by the several variances. The Petitioner noted that the majority of the variances requested were required to allow the proposed activities center to be located such that it might serve as an integrated component of the existing comprehensive care building. The design and configuration of the proposed building were described.

On March 4, 1992, counsel for the Petitioner filed with the Deputy Zoning Commissioner a Motion to Revise the relief requested in the petitions. Additionally, counsel submitted a revised plat entitled "Revised Plan and Plat to Accompany Zoning Petition 92-38SPHXA Bonnie Blink," dated February 24, 1992, and requested that it be marked as Petitioner's Exhibit A-1. Specifically, the Motion requested:

- To amend the relief requested in the Petition for Special Hearing to approve further modified parking plan in accordance with Section 409.12B;
- To amend the relief requested in the Petition Special Exception to enable a maximum building elevation width of 760 feet in lieu of the previously requested 720 feet;
- To amend the relief requested in the Petition for Special Exception to enable the area of special exception for the community building to be expanded from 1.392 acres to 2.08 acres, to incorporate the area previously shown as offices;
- To amend the relief requested in the Petition for Variance to enable the proposed activities center to extend 0 feet to the special exception line in lieu of the required principal building set back of 20 feet; and

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- To amend the relief requested in the Petition for Variance to enable a 68 foot maximum building height in lieu of the previously requested 64 feet.

After due consideration of the testimony and evidence presented at the hearing and upon consideration of the Motion to Revise, it is clear that the relief requested should be granted. Specifically, the relief requested by special hearing should be granted enabling the existing facility to be entitled to remain as a continuing care facility with the addition of a community building, with a modified parking plan to reflect those changes. With respect to the special exception, the requested relief does not alter the earlier findings in the predecessor cases and, as with the special hearings, it is clear that this project will not be detrimental to the public health, safety, or general welfare of the community, and that it is within the spirit and intent of the B.C.Z.R. as they have been modified by Section 432. With respect to the variances requested, it is clear that strict compliance with the B.C.Z.R. would create practical difficulty and/or undue hardship such that the relief requested should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions, the relief requested in the several petitions should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County this 5th day of March, 1992 that the following relief is granted in connection with the Petitions for Special Hearing, Special Exception, and Variance,

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subject, however, to the restrictions and conditions contained herein:

- The plans and orders in zoning cases 81-376X, 85-90SPH and 86-367SPH are hereby amended to conform to the new site plan and any earlier conditions imposed are stricken, and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational or educational uses is granted.
- The modified parking plan is approved in accordance with Section 409.12B to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility.
- The boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90SPH and Zoning Case 86-367SPH are hereby modified and altered and consolidated to encompass all activities as a continuing care facility in a DR zone as authorized by Section 1.B01.1C.21, including, but not limited to, as accessory uses, pursuant to Section 432.1.B, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship.
- The portion of the site as depicted on Exhibit 1-A is authorized for a principal use a community building devoted to civic, social, recreational uses, as provided for in Section 1.B01.1C6, which serves also as an accessory use as an activity center for a continuing care facility.

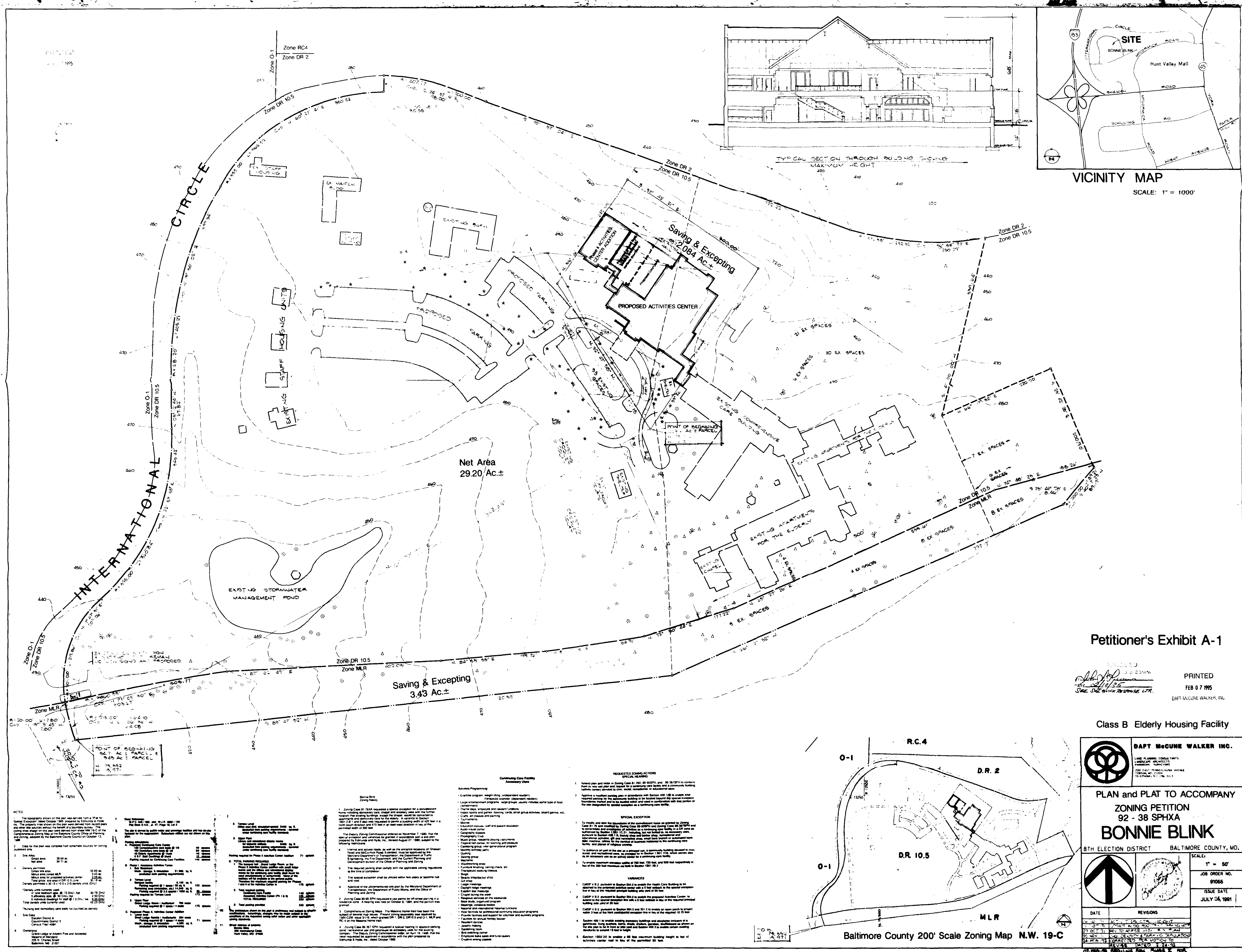
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- The maximum elevation widths of 760 feet, 720 feet and 500 feet respectively in lieu of the 300 foot maximum set forth in Section 1B01.2B.2, are approved.
- That pursuant to CMDP V.B.2. and Section 504.2 the Health Care Building may be attached to the proposed activities center with a 0 foot setback to the special exception line in lieu of the required principal building side yard of 20 feet.
- That pursuant to CMDP V.B.2. and Section 504.2 the proposed activities center may extend 0 feet to the special exception line in lieu of the required principal building side yard to 20 feet to the special exception line.
- That pursuant to CMDP V.B.2. and Sections 504.2 and 301.2 an open porch may project within 3 feet of the front yard/special exception line in lieu of the required 18.75 feet.
- The existing accessory buildings and structures, inclusive of a gatehouse, living quarters, barns, sheds, shelters, gazebos, and shuffle board as shown on Exhibit 1-A may be in the front or side yard, and certain existing structures may exceed 15 feet in height;
- The 68 feet maximum building height to the top of the proposed activities center building roof in lieu of the permitted 50 feet is approved.
- The time for commencement of the use of the special exception is five years from this date.
- Prior to the issuance of any permits, Petitioner must provide all details required by all county agencies as a result of the modification to the originally approved Petitioner Exhibit A-1, including, but not limited to, all applicable zoning data.

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Petitioner's Exhibit A-1

PRINTED
FEB 07 1995
DAFT MACQUE WALKER, INC.

Class B Elderly Housing Facility

DAFT MACQUE WALKER, INC.
LAND PLANNING CONSULTANTS
100 EAST PINE HURD AVENUE
BALTIMORE, MARYLAND 21202
TELEPHONE: 771-7611

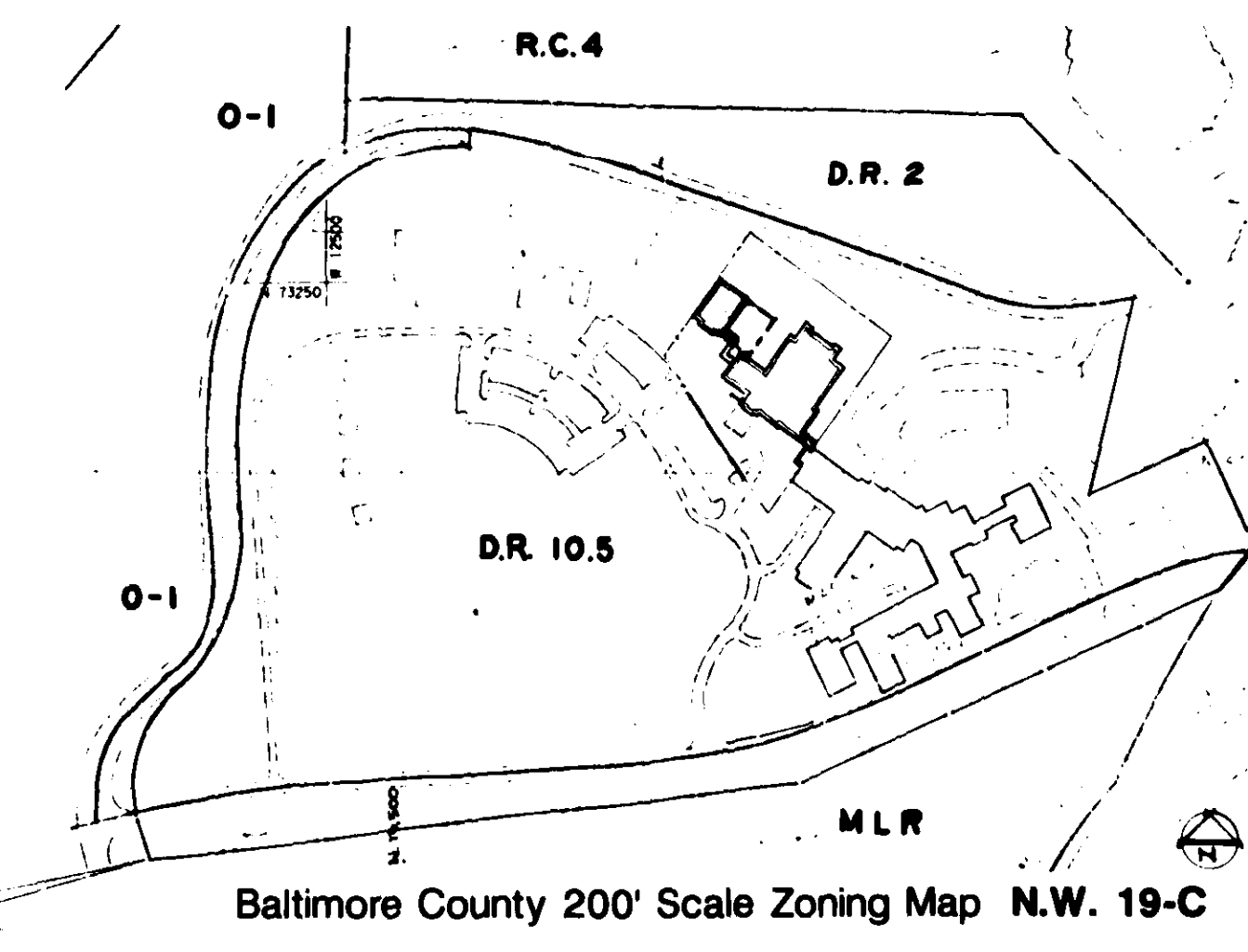
**PLAN AND PLAT TO ACCOMPANY
ZONING PETITION
92 - 38 SPXA
BONNIE BLINK**

8TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

SCALE: 1" = 50'

JOB ORDER NO. 91065
ISSUE DATE: JULY 24, 1991

DATE	REVISIONS
7/24/91	1. PRELIMINARY PLAN
8/1/91	2. REVISED PLAN
8/1/91	3. REVISED PLAN
8/1/91	4. REVISED PLAN
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8/1/91	6. REVISED PLAN
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8/1/91	50. REVISED PLAN



NOTES

1. The site is located within the 8th Election District, Baltimore County, Maryland.
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Continuing Care Facility

REQUESTED ZONING ACTION

SPECIAL REQUEST

SPECIAL DESIGN

VARIOUS

13. The Petitioner may apply for its building permit and be granted it upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at that time is at its own risk until such time as the 30 day appeal time from this Order has expired. If, for whatever reason, this order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Timothy Kotfoco
Timothy Kotfoco,
Deputy Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 9/5/91
By [Signature]

MARYLAND MASONIC HOMES REQUIRED ZONING ACTION
SPECIAL EXCEPTION **92-38-SPHXA**

- To modify and alter the boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90 SPH and Zoning Case 86-367SPH and to consolidate and encompass all activities as a continuing care facility in a DR zone as authorized by Section 1.B01.1C.21., including, but not limited to, as accessory uses, pursuant to Section 432.1.B, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship.
- To authorize on part of the site as a principal use a community building devoted to civic, social, recreational uses, as provided for in Section 1.B01.1C6, which serves also as an accessory use as an activity center for a continuing care facility
- To enable maximum elevation widths of 720 feet, 720 feet and 500 feet respectively in lieu of the 300 foot maximum set forth in Section 1B01.2B.2.

#45
PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **92-38-SPHXA**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve (See attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Stuart D. Kaplow

(Type or Print Name)

Signature

210 W. Pennsylvania Ave. #630

Towson, MD 21204

City and State

Attorney's Telephone No.: 821-3103

Legal Owner(s): THE GRAND LODGE OF ANCIENT, FREE AND ACCEPTED MASONS OF MARYLAND, USA
(Type or Print Name)

Signature

Address

City and State

Signature

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ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

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By [Signature]

MARYLAND MASONIC HOMES REQUIRED ZONING ACTION
VARIANCE **92-38-SPHXA**

- CMDP V.B.2 pursuant to Section 504.2 to enable the Health Care Building to be attached to the proposed activities center with a 0 foot setback to the special exception line in lieu of the required principal building side yard of 20 feet.
- CMDP V.B.2 pursuant to Section 504.2 to enable the proposed activities center to be attached to an office component of the continuing care facility in lieu of the required principal building side yard to 20 feet to the special exception line.
- CMDP V.B.2 pursuant to Section 504.2 and 301.2 to enable an open porch to project within 3 feet of the front yard/special exception line in lieu of the required 18.75 feet.
- Section 400.1 to enable existing accessory buildings and structures, inclusive of a gatehouse, living quarters, barns, sheds, shelters, gazebos, and shuffle board as shown on the site plan to be in the front or side yard, and Section 400.3 to enable certain existing structures to exceed 15 feet in height.
- Section 1B02.2A to enable a 100 feet maximum building height to the top of the proposed activities center building roof in lieu of the permitted 50 feet.

MARYLAND MASONIC HOMES REQUIRED ZONING ACTION
SPECIAL HEARING **92-38-SPHXA**

- Amend plan and order in zoning case 81-76X, 85-90SPH and 86-367SPH to conform them to new site plan and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational or educational uses.
- Approve a modified parking plan in accordance with Section 409.12B to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility.

PETITION FOR ZONING VARIANCE #45
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **92-38-SPHXA**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (See attached)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

That there are unique conditions, including historic structures, irregularity of lot and shape, and exceptional topographical and other physical conditions peculiar and inherent to the property, and that as a result of such unique conditions, practical difficulties and unnecessary hardships arise in complying strictly with those regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Stuart D. Kaplow

(Type or Print Name)

Signature

210 W. Pennsylvania Ave. #630

Towson, MD 21204

City and State

Attorney's Telephone No.: 821-3103

Legal Owner(s): THE GRAND LODGE OF ANCIENT, FREE AND ACCEPTED MASONS OF MARYLAND, USA
(Type or Print Name)

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Date 9/5/91
By [Signature]

#45
PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **92-38-SPHXA**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for (See attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Stuart D. Kaplow

(Type or Print Name)

Signature

210 W. Pennsylvania Ave. #630

Towson, MD 21204

City and State

Attorney's Telephone No.: 821-3103

Legal Owner(s): THE GRAND LODGE OF ANCIENT, FREE AND ACCEPTED MASONS OF MARYLAND, USA
(Type or Print Name)

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Date 9/5/91
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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland



Land Planning
Engineering
Architecture
Surveying
Computer Design
Graphics

Description
To Accompany Zoning Petition

29.20 Acre Parcel
East and South Sides of International Circle
Eighth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of McCormick Road with the centerline of International Circle, variable width (1) Westerly and Northwesterly 2010 feet, more or less, measured along the centerline of International Circle and thence running (2) Northeasterly at right angles to said centerline 35 feet, more or less, to the point of beginning on the east side of International Circle, thence running and binding on said east side of International Circle, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the six following courses and distances viz: (1) Northwesterly by a line curving to the right with a radius of 715.00 feet for a distance of 64.10 feet (the arc of said curve being subtended by a long chord bearing North 16 degrees 06 minutes 36 seconds West 64.08 feet), thence (2) Northeasterly by a line curving to the right with a radius of 201.00 feet for a distance of 219.86 feet (the arc of said curve being subtended by a long chord bearing North 17 degrees 47 minutes 31 seconds East 209.06 feet), thence (3) Northeasterly by a line curving to the left with a radius of 395.00 feet for a distance of 360.84 feet (the arc of said curve being

subtended by a long chord bearing North 22 degrees 57 minutes 33 seconds East 348.42 feet), thence (4) North 03 degrees 12 minutes 44 seconds West 67.82 feet, thence (5) Northeasterly by a line curving to the right with a radius of 681.20 feet for a distance of 405.29 feet (the arc of said curve being subtended by a long chord bearing North 13 degrees 50 minutes 05 seconds East 399.34 feet), and thence (6) Northeasterly by a line curving to the right with a radius of 355.00 feet for a distance of 366.59 feet (the arc of said curve being subtended by a long chord bearing North 60 degrees 27 minutes 41 seconds East 350.52 feet), thence running and binding on the easternmost end of said International Circle, (7) North 01 degree 00 minutes 28 seconds East 30.58 feet to intersect the zoning line between D.R. 2 and D.R. 10.5 zones as shown on Sheet NW 19-C of the 1988 Comprehensive Zoning Map of the Baltimore County Office of Planning and Zoning, adopted by the Baltimore County Council on October 13, 1988, thence running and binding on said zoning line, the three following courses and distances, viz: (8) Southeasterly by a line curving to the right with a radius of 407.27 feet for a distance of 200.00 feet, (the arc of said curve being subtended by a long chord bearing South 74 degrees 37 minutes 16 seconds East 198.00 feet), thence (9) South 70 degrees 37 minutes 04 seconds East 722.22 feet, and thence (10) Southeasterly by a line curving to the left with a radius of 572.55 feet for a distance of 252.32 feet (the arc of said curve being subtended by a long chord bearing South 86 degrees 54 minutes 57

seconds East 250.29 feet), thence leaving said zoning line and running (11) South 14 degrees 00 minutes 00 seconds West 339.64 feet, thence (12) North 66 degrees 17 minutes 32 seconds East 220.00 feet, thence (13) South 23 degrees 42 minutes 28 seconds East 200.90 feet, thence (14) Southwesterly by a line curving to the left with a radius of 1200.00 feet for a distance of 89.21 feet (the arc of said curve being subtended by a long chord bearing South 40 degrees 17 minutes 25 seconds West 89.19 feet), thence (15) South 66 degrees 17 minutes 32 seconds West 797.17 feet, and (16) South 83 degrees 47 minutes 52 seconds West 1120.35 feet to the point of beginning; containing 34.71 acres of land, more or less.

Saving and excepting therefrom the two following parcels of land: Beginning for the first at the beginning of the abovescribed parcel of land, thence running and binding on the first and a portion of the second lines of the abovescribed parcel, the two following courses and distances, viz: (1) Northwesterly by a line curving to the right with a radius of 715.00 feet for a distance of 64.10 feet (the arc of said curve being subtended by a long chord bearing North 16 degrees 06 minutes 36 seconds West 64.08 feet), and thence (2) Northwesterly by a line curving to the right with a radius of 201.00 feet for a distance of 7.80 feet (the arc of said curve being subtended by a long chord bearing North 13 degrees 13 minutes 45 seconds West 7.80 feet) to intersect the zoning line between M.R. and D.R. 10.5 zones as shown on Sheet N.W. 19-C of the 1988 Comprehensive Zoning Map of the

Baltimore County Office of Planning and Zoning, adopted by the Baltimore County Council on October 13, 1988, thence running and binding on said zoning line, the seven following courses and distances, viz: (3) Northeasterly by a line curving to the right with a radius of 3460.53 feet for a distance of 303.77 feet (the arc of said curve being subtended by a long chord bearing North 79 degrees 05 minutes 30 seconds East 303.67 feet), thence (4) North 87 degrees 02 minutes 49 seconds East 402.03 feet, thence (5) North 84 degrees 53 minutes 53 seconds East 199.76 feet, thence (6) North 81 degrees 17 minutes 18 seconds East 184.91 feet, thence (7) North 72 degrees 30 minutes 44 seconds East 177.22 feet, thence (8) North 65 degrees 27 minutes 26 seconds East 533.61 feet, and thence (9) North 74 degrees 48 minutes 23 seconds East 188.26 feet to intersect the thirteenth line of the abovescribed parcel of land, thence leaving said zoning line and running and binding on the remainder of said thirteenth line and also binding on the fourteenth through sixteenth lines, inclusive, of said parcel of land, the four following courses and distances, viz: (10) South 23 degrees 42 minutes 28 seconds East 8.46 feet, thence (11) Southwesterly by a line curving to the left with a radius of 1200.00 feet for a distance of 89.21 feet (the arc of said curve being subtended by a long chord bearing South 40 degrees 17 minutes 25 seconds West 89.19 feet), thence (12) South 66 degrees 17 minutes 32 seconds West 797.17 feet, and thence (13) South 83 degrees 47 minutes 52 seconds West 1120.35 feet to the point of beginning; containing 3.43 acres of land, more or less.

Beginning for the second at a point North 62 degrees 00 minutes 15 seconds East 1222.69 feet from the beginning of the first hereindescribed parcel of land, thence running (1) North 32 degrees 47 minutes 58 seconds West 321.18 feet, thence (2) North 36 degrees 16 minutes 39 seconds East 245.30 feet, thence (3) South 53 degrees 43 minutes 21 seconds East 300.00 feet, and thence (4) South 36 degrees 16 minutes 39 seconds West 360.00 feet to the point of beginning; containing 2.08 acres of land, more or less, which excludes said area from the special exception for a continuing care facility but includes said area as a special exception for a principal-use community building devoted to civic, social, and recreational uses and which serves also as an activity center for a continuing care facility.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 27, 1992

Project No. 91055 (181055)



VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

BALTIMORE, MD
WASHINGTON, D. C.
MILFORD, VA
ROCKVILLE, MD
BEL AIR, MD

JOHN B. HOWARD

September 3, 1993

Timothy M. Kotroco,
Deputy Zoning Commissioner
First Floor, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: - The Grand Lodge of Ancient, Free and Accepted Masons of Maryland, Inc. ("the Grand Lodge"), Petitioner
- Approval of Multi-Purpose Building
- Case No. 92-38-SPHXA

Dear Mr. Kotroco:

On behalf of our client, the Maryland Masonic Homes, I would like to provide clarification as to the use of the Multi-Purpose Building which was approved in the above-referenced case and is currently under construction.

As you may recall, your Order in Case No. 92-38-SPHXA approved the use of the Multi-Purpose Building by both the Grand Lodge as well as the Maryland Masonic Homes. Under the organizational structure of the Masonic Order, however, the Grand Lodge and the Maryland Masonic Homes are separate entities governed by separate Boards.

Recently, the Board of Managers of the Grand Lodge and the Board of Trustees of the Maryland Masonic Homes convened and adopted a Joint Resolution concerning the Multi-Purpose Building. In this Resolution it was resolved that the Multi-Purpose Building would be used only for Grand Lodge functions and would be controlled and managed exclusively by the Grand Lodge's Board of Managers.

In accordance with the action taken by the Board of Managers and the Board of Trustees, I would request that the Joint Resolution, a copy of which is attached hereto, be made a part of your office's file in Case No. 92-38-SPHXA. In addition, we have

Timothy M. Kotroco
September 3, 1993
Page 2

advised the various County agencies (listed below) which reviewed the permit applications for the Multi-Purpose Building of the Joint Resolution by copy of this letter.

On behalf of the Masons, I thank you for your attention to this matter.

Yours truly,

John B. Howard

GPW/gpw
enclosure

cc: William M. Clark, Jr., M.W.G.M.
Jack R. Frazier, R.W.G.S.
Robert H. Fish, Executive Director
Dept. of Permits and Licenses
(Permit Nos.: B121153, B121799, B127500, B139796, B145677, B143789, P139797, P142838, P147703)
Dept. of Building Plans Review
(Permit Nos.: B121153, B121799, B127500)
Dept. of Fire Plans Review
(Permit Nos.: B121153, B127500, B139796, B145677, B143789)
Dept. of Environmental Protection & Resource Management
(Permit Nos.: B121153, B121799, B127500)
Dept. of Sediment Control Enforcement
(Permit Nos.: B121153, B121799, B127500)
Zoning Administration and Development Management
(Permit Nos.: B121153, B121799, B127500)
Dept. of Public Services
(Permit Nos.: B121153, B121799, B127500)
Dept. of Plumbing Inspection
(Permit Nos.: P139797, P142838, P147703)

KOTROCO2 GPW

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

BALTIMORE, MD
WASHINGTON, D. C.
MILFORD, VA
ROCKVILLE, MD
BEL AIR, MD

JOHN B. HOWARD

September 3, 1993

Timothy M. Kotroco,
Deputy Zoning Commissioner
First Floor, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

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In accordance with the action taken by the Board of Managers and the Board of Trustees, I would request that the Joint Resolution, a copy of which is attached hereto, be made a part of your office's file in Case No. 92-38-SPHXA. In addition, we have

7. Deed Reference:
W.P.C. 645 / 333 and W.J.R. 3683 / 139
Plat Book E.H.K., Jr. 47, Page 16, Lot 2

200' ZONING



V-NW V-NE

1986 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1986
Baltimore County Council
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

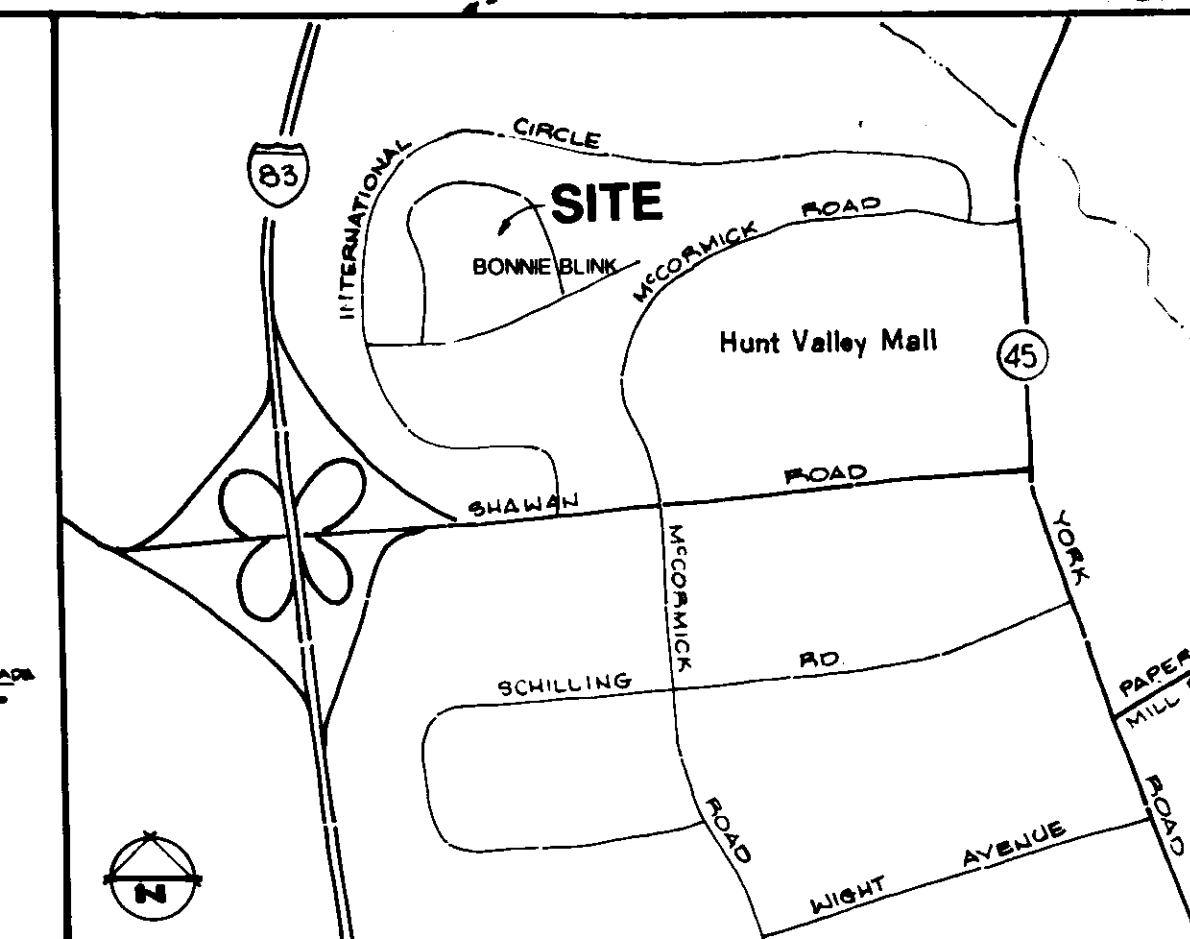
PRINTED
JUL 24 1986
DA WILKINS-WALKER, INC

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

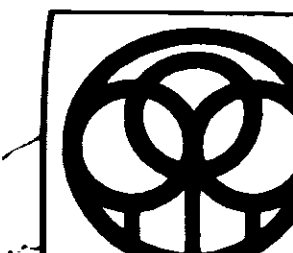
LOCATION
COCKEYSVILLE

ML-IM
SHEET
N.W.
19-C

92-38-SPHXA #45





SCALE: 1" = 1000'

**RAFT McGUNE WALKER INC.**

PLAN and PLAT TO ACCOMPANY
ZONING PETITION

BONNIE BLINK

TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

SCALE: 1" = 100'

1" = 50'

JOB ORDER NO.

91055

ISSUE DATE
JUN 24 1994

	JULY 24, 1961
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DATE	REVISIONS

DATE	10/26/88	BY	CTB	RE	GRIT
TIME	10:00	LOC	100	TR	100

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V. DET 1. 0-1-68 10-1-68 1-1-69

February 7, 1995

Mr. Arnold Jablon
Baltimore County
Zoning Administration and Development
Management
111 West Chesapeake Avenue
Towson, MD 21204

DMW

Dani M. Walker, Inc.

300 East Baltimore Avenue
Baltimore, Maryland 21206
(410) 286-1111
Fax: (410) 286-1110

111 West Chesapeake Avenue
Towson, Maryland 21204
Tel: (410) 286-1111
Fax: (410) 286-1110

Dear Mr. Jablon:

Enclosed is a copy of the site plan to accompany zoning petitions for Bonnie Blink, the Maryland Masonic Home located in Hunt Valley. This facility was the subject of Zoning Case No. 92-38-SPHXA which requested a special hearing, special exception, and variances to amend previous zoning cases, permit a continuing care facility and a community building (Activities Center), and authorize a modified parking plan. The requested relief was granted by an order dated March 5, 1992, subject to the following restrictions:

1. The plans and orders in Zoning Cases 81-376X, 85-90SPH, and 86-367SPH are hereby amended to conform to the new site plan and any earlier conditions imposed are stricken, and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational, or educational uses is granted.
2. The modified parking plan is approved in accordance with Section 409.12B to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility.
3. The boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90SPH and Zoning Case 86-367SPH are hereby modified and altered and consolidated to encompass all activities as a continuing care facility in a DR zone as authorized by Section 1.801.1C.21, including, but not limited to, as accessory uses, pursuant to Section 432.1.B, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship.
4. The portion of the site as depicted on Exhibit 1-A is authorized for a principal use a community building devoted to civic, social, recreational uses, as provided for in Section 1.801.1C.6, which serves also as an accessory use as an activity center for a continuing care facility.
5. The maximum elevation widths of 760 feet, 720 feet, and 500 feet, respectively, in lieu of the 300 foot maximum set forth in Section 1.801.2B.2 are approved.
6. That pursuant to CMDP V.B.2 and Section 504.2, the Health Care Building may be attached to the proposed activities center with a 0 foot setback to the special exception line in lieu of the required principal building side yard of 20 feet.

RECEIVED
FEB 8 1995

ZADM

Mr. Arnold Jablon
Page 2
February 7, 1995

7. That pursuant to CMDP V.B.2 and Section 504.2, the proposed activities center may extend 0 feet to the special exception line in lieu of the required principal building side yard of 20 feet to the special exception line.
8. That pursuant to CMDP V.B.2 and Sections 504.2 and 301.2, an open porch may project within 3 feet of the front yard/special exception line in lieu of the required 18.75 feet.
9. The existing accessory building and structures, inclusive of a garage, living quarters, barns, sheds, shelters, gazebos, and shuffle board, as shown on Exhibit 1-A, may be in the front or side yard and certain existing structures may exceed 15 feet in height.
10. The 68 feet maximum building height to the top of the proposed activities center building roof in lieu of the permitted 50 feet is approved.
11. The time for commencement of the use of the special exception is five years from this date.
12. Prior to the issuance of any permits, Petitioner must provide all details required by all county agencies as a result of the modification to the originally approved Petitioner Exhibit A-1, including, but not limited to, all applicable zoning data.
13. The Petitioner may apply for its building permit and be granted it upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at that time is at its own risk until such time as the 30-day appeal time from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

The property owner is now seeking building permits for the Phase II Activities Center addition as depicted on the plan. This building was originally to contain a small banquet facility on the ground floor, offices for the Bonnie Blink complex on the terrace level, and several small lodge rooms and supporting spaces on the upper floor. In the ensuing years since the zoning plan was first devised, the program requirements have been reconsidered, and the Phase II building redesigned. The ground floor has been enlarged to accommodate lodge rooms for the York Rite and smaller Masonic assemblies. The terrace level will continue to be offices and the upper floor will now house a library and educational display areas for Masonic memorabilia and artifacts. As was the case when the original zoning plan was filed, the lodge rooms in the proposed Phase II addition will not be used concurrently with the now existing Activities Center lodge room. The large room in the Activities Center is used for the Grand Lodge Communications meetings. These meetings are attended by members of Blue Lodges from across the state. Because of the state-wide participation in the Communications meeting, no other activities take place during that time. Therefore, the proposed lodge rooms, office space, library and educational display areas in the Phase II building do not contribute to parking needs in an additive fashion. The approved modified parking plan was calculated based on the 700 seat capacity of the Grand Lodge Room assuming no concurrent use with the other facilities that are a part of the Activities Center. All of the setbacks, building lengths, heights and conditions of the originally granted variances will be adhered to by the proposed facility.

Mr. Arnold Jablon
Page 3
February 7, 1995

We feel that the proposed Phase II Activities Center addition still falls within the spirit and intent of the original zoning order granting the relief for the continuing care facility and community building devoted to civic, social, recreational, or educational uses as well as the modified parking plan. We respectfully request that you review the enclosed plan and confirm our opinion that no further zoning authority is required prior to issuing a building permit.

We would appreciate your consideration of this matter. Should you have any questions or require further information regarding this matter, please feel free to contact me.

Our check in the amount of \$40 is enclosed.

Sincerely,

Robert E. Morelock

Speed
Letter



February 13, 1995 8th Election District

Dear Mr. Morelock:

Staff has reviewed the revised proposal and plans and has determined that due to the limited nature of the changes and the lack of any protestants at the zoning public hearing, that the revised red-line plan can be approved as being within the spirit and intent of the original order in case number 92-38-SPHXA.

Therefore, no further zoning authority is required prior to issuing a building permit subject to the following understanding:

Please be aware that this response is for zoning only and is not intended to address any other county agency requirements. Be aware that staff suggest that you contact a Development Review Committee representative at 867-3335, to request approval requirements for any CRG plan changes.

John L. Lewis
Planner II

JLL:jaw